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## Beautiful family home of 319 sqm on the ground floor a few steps from...

**Carrieres Sur Seine , Yvelines , Paris Ile-de-France**



# €860,000

inc. of agency fees

**5 Beds      319 sqm      0.04 ha**

Located in the popular Fermettes district of Carrières-sur-Seine, this elegant late 19th century family home, with an extension built in 1980, offers a living area of 193 sqm (319 sqm on the ground) on...

### At a Glance

|                  |               |                |                     |                  |          |
|------------------|---------------|----------------|---------------------|------------------|----------|
| <b>Reference</b> | MFH-PARIS9142 | <b>Near to</b> | Carrieres Sur Seine | <b>Price</b>     | €860,000 |
| <b>Bed</b>       | 5             | <b>Pool</b>    | No                  | <b>Hab.Space</b> | 319 sqm  |
| <b>Land</b>      | 0.04 ha       |                |                     | <b>Land Tax</b>  | N/A      |

### Property Description

Located in the popular Fermettes district of Carrières-sur-Seine, this elegant late 19th century family home, with an extension built in 1980, offers a living area of 193 sqm (319 sqm on the ground) on a wooded plot of 380 sqm. Perfectly furnished and bathed in light, it seduces with its generous volumes, its neat services and its timeless charm. Just a 10-minute walk from the RER A station of Houilles/Carrières-sur-Seine (future

Eole line, SNCF line L and J) and the footbridge that connects La Défense by bike, it combines comfort, practicality and a pleasant living environment. The interior consists, on the ground floor, of a welcoming entrance leading to a warm double living room with insert fireplace, opening onto a south-east facing balcony and a green garden. An open, equipped and functional kitchen, a bedroom with dressing room, a modern shower room, a toilet and a workshop complete this level. The first floor houses three bright bedrooms, one of which has a dressing room, as well as a bathroom with shower and a toilet. The converted attic offers a large modular bedroom according to your wishes, ideal for an office, a games room or a master suite. Finally, the full basement includes a laundry room, a games or office area and a garage with automatic door, accompanied by three outdoor parking spaces. Outside, the private garden seduces with its ideal orientation and its privacy, a true haven of peace in the city. Close to amenities, schools and shops, this house is a rare opportunity in a sought-after family environment. ENERGY CLASS: D / CLIMATE CLASS: D. Estimated average amount of annual energy expenditure for standard use, established from energy prices for the years 2021, 2022, 2023: between 4090 euros and 5580 euros.

## Summary

|                |          |
|----------------|----------|
| Property type: | House    |
| Bedrooms:      | 5        |
| Price          | €860,000 |

## Key Information

|                |         |
|----------------|---------|
| Year Built:    | 1930    |
| Internal Area: | 319 sqm |
| Land Area:     | 0.04 ha |
| Has a Garden   | Yes     |

**Location: Paris Ile-de-France**



## Gallery







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**C. BAUER – Sunday Times**

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